



City of Rowlett

Meeting Minutes

City Council

4000 Main Street
Rowlett, TX 75088
www.rowlett.com

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Tuesday, August 7, 2012

5:30 P.M.

Municipal Building – 4000 Main Street

As authorized by Section 551.071 of the Texas Government Code, this meeting may be convened into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item herein.

The City of Rowlett reserves the right to reconvene, recess or realign the Regular Session or called Executive Session or order of business at any time prior to adjournment.

Present: Mayor Gottel, Mayor Pro Tem Phillips, Councilmember Davis, Councilmember Pankratz, Councilmember Miller and Councilmember Kilgore

Absent: Deputy Mayor Pro Tem Gallops

1. CALL TO ORDER

Mayor Gottel called the meeting to order at 5:31 p.m.

Item 3A followed the Call to Order.

CONVENE INTO EXECUTIVE SESSION

2. EXECUTIVE SESSION

The Executive Session items followed Item 8B (8:02 p.m.).

- 2A. Convene into Executive Session under Sec. 551.071, Texas Government Code (Consultation with City Attorney) to discuss regulation of sex offender residency ordinances.
- 2B. Convene into Executive Session under Sec. 551.071, Texas Government Code (Consultation with City Attorney) to discuss pending litigation, Rowlett v. Garland Public Shooting Range.
- 2C. Convene into Executive Session under Sec. 551.071, Texas Government Code (Consultation with City Attorney) to discuss policy regarding ex parte communications with applicants.

RECONVENE INTO OPEN SESSION

3. WORK SESSION ITEMS (5:30 P.M.)

3A. Presentation of the Budget for Fiscal Year 2013. (120 minutes)

Staff stated the budget that is presented is based on the direction staff received from the City Council following the June Budget Retreat. Furthermore, all of the work, services and programming provided annually by the City begins with the development of this policy document.

Stated the City has been fortunate to have built up a surplus in the General Fund which has allowed the City to program the two-year financial model. The surplus will enable the City to balance the budget, to continue to meet the financial policy ending reserves requirements and will allow the City to provide pay raises to its employees. Spoke regarding the economic opportunities with the completion of the President George Bush Turnpike and the upcoming completion of the DART Light Rail, as well as the economic development opportunities with regards to the Realize Rowlett 2020 strategy. Stated if the surplus operating funds can be used as a bridge, the City will have an opportunity to place its future squarely in the hands of its citizens without prematurely reducing services or making other short-term decisions.

Spoke regarding Rowlett's lack of diversity in the housing market. The commercial market values are beginning to rebound while the residential market has declined. Spoke regarding the decline of residential taxable values and the impact of the senior tax exemption. Stated the commercial tax base for the City will at most total 6%; therefore, strategic decisions must be made that ensure all future land is developed at its highest and best use to ensure that we have maximized the City's ability to achieve financial sustainability. This has created an awesome responsibility that given Rowlett's current build-out does not allow for "do-overs".

Staff went on to state the predominate source of revenue for the City is property taxes, specifically residential homes. Spoke concerning the sales tax revenues and exemptions on property tax valuations. Stated \$0.26 of the \$0.75 cents per \$100 in value collected is used to offset the City's portion of allocated sales tax and property tax revenues that are used for other purposes, specifically the Senior Tax Freeze, Regular Homestead Exemption, Over 65 & Disabled Exemption and DART Property Tax Equivalent.

A member of Council stated the future exemption conversations should be community discussions; stated the public deserves to have as much information as possible to make the correct decision.

Staff spoke regarding the need to diversify residential housing.

Members of Council asked to receive cost-benefit analyses on all new residential and commercial projects in the future.

Conversations continued regarding personnel costs including salary, benefits and the sustainability efforts by the City and employees. Fiscal Year 2015 will be a pivotal year as there are moving factors to consider. Stated at that time, the citizens will have to make some critical decisions. Discussed the General Fund, Enterprise Funds, and the Capital Improvements Plan. Stated strategic infrastructure decisions will need to be made in FY2015.

The FY2013 budget continues to remain focused on "citizen-centered" government, while continuing to create a level of affordable sustainability for the organization. There will be no tax increase in FY2013. The working fund balances and minimum fund balances will be met and maintained at all times. Managed competition and/or outsourcing will be considered on a limited basis in FY2013, as determined by the City Manager. The Enterprise funds will stand on their own. If fees for service do not provide a positive contribution margin at a minimum, such programs will be considered for elimination or privatization. And perceptions by the citizens of Rowlett is important. Every city employee will be centered on customer service at all times.

Staff spoke concerning the organizational workplan goals for FY2013. Staff recognizes that "going back to the basics" is essential.

A member of Council stated the City Council has made a commitment to the citizens to create a sustainable community.

4. DISCUSS CONSENT AGENDA ITEMS

No items were removed from the Consent Agenda to be considered individually.

CONVENE INTO THE COUNCIL CHAMBERS (7:30 P.M.)

Convened into the Council Chambers at 7:39 p.m.

INVOCATION

The invocation was led by Mayor Gottel.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mayor Gottel.

TEXAS PLEDGE OF ALLEGIANCE

The Texas Pledge of Allegiance was led by Councilmember Kilgore.

5. PRESENTATIONS AND PROCLAMATIONS

- 5A.** Update from the City Council and Management: Financial Position, Major Projects, Operational Issues, Upcoming Dates of Interest and Items of Community Interests.

Members of Council and Management gave a brief update to the Council on the various activities in the City including the information on becoming a member of a Board or Commission; an Animal Adoption Event will be held on August 11th at the Animal Shelter beginning at 10:00 a.m.; a Low Cost Animal Vaccination Clinic will be held on August 11th and August 18th at the Animal Shelter beginning at 12:30 p.m.; the Wet Zone is open through August 19th; and the Library will host two Library Camps on August 10th and August 17th.

6. CITIZENS' INPUT

1. Jeffrey Sheldon, 7242 Liberty Grove, Rowlett – Spoke concerning the seaway pipeline.

7. CONSENT AGENDA

No items were removed from the Consent Agenda to be considered individually.

The items were read into the record.

- 7A.** Consider approving minutes from the July 12, 2012 City Council Joint Meeting, the July 17, 2012 City Council Regular Meeting, the July 24, 2012 City Council Special Meeting, and the July 28, 2012 City Council Special Work Session Meeting.

This item was approved on the Consent Agenda.

- 7B.** Consider action to approve a resolution awarding a proposal for audit services for the financials of the City for the fiscal years ending September 30, 2012 through 2016 to Weaver and Tidwell, LLP.

This item was approved as RES-077-12 on the Consent Agenda.

- 7C.** Consider action to approve a resolution authorizing the final acceptance of the Rowlett Road Improvements Phase II, approving the final pay request in the amount of eight hundred twenty-eight dollars and twenty-nine cents (\$828.29), and payment of the early completion bonus in the amount of forty thousand dollars and zero cents (\$40,000.00) for a final payment in the amount of forty thousand eight hundred twenty-eight dollars and twenty-nine cents (\$40,828.29) to Tri-Con Services, Inc.

This item was approved as RES-078-12 on the Consent Agenda.

- 7D.** Consider action to approve a resolution authorizing the final acceptance of the Rowlett Road Pump Station and Upper Pressure Plane Improvements, the release of retainage, and payment of an early completion bonus for a final payment in the amount of sixty-three thousand ninety-two dollars and forty-six cents (\$63,092.46) plus the accrued interest on the retainage to CPS Civil, LLC.

This item was approved as RES-079-12 on the Consent Agenda.

- 7E.** Consider a resolution awarding a bid to APAC-Texas, Incorporated for the purchase of hot mix asphalt in the unit amounts bid and an annual amount not to exceed one hundred thirty thousand dollars (\$130,000) through the Interlocal Cooperative Purchasing Agreement with Dallas County for road materials for the Street Department.

This item was approved as RES-080-12 on the Consent Agenda.

- 7F.** Consider action to approve a resolution to authorize a one-time lump sum payment for City Employees.

This item was approved as RES-081-12 on the Consent Agenda.

Passed The Consent Agenda

A motion was made by Mayor Pro Tem Phillips, seconded by Councilmember Davis, including all the preceding items marked as having been approved on the Consent Agenda. The motion carried by the following vote:

Ayes: 6 Mayor Gottel, Mayor Pro Tem Phillips, Councilmember Davis, Councilmember Pankratz, Councilmember Miller and Councilmember Kilgore

Absent: 1 Deputy Mayor Pro Tem Gallops

8. ITEMS FOR INDIVIDUAL CONSIDERATION

- 8A.** Conduct a public hearing and consider a resolution supporting participation in the Community Development Block Grant (CDBG) programs, adopting the 2012 Community Development Block Grant (CDBG) Annual Plan; and authorize the City Manager to execute and submit all

documentation and certifications to the United States Department of Housing and Urban Development (HUD).

Mayor Gottel read the item into the record.

Staff presented a PowerPoint presentation for the Proposed 2012 Annual Plan. Staff acknowledged the use of funding in future years. Stated direction would be sought from the Council in the beginning of the year to make the necessary implementations for FY2014.

The public hearing opened at 7:53 p.m. and closed at 7:54 p.m. with one person speaking.

1. Jeffrey Sheldon, 7242 Liberty Grove Road, Rowlett – proposed the Council ask the citizens as to how to use the grant monies in future years.

A motion was made by Mayor Pro Tem Phillips, seconded by Councilmember Davis, to approve the item as read. This item was adopted as RES-082-12. The motion carried by the following vote:

Ayes: 6 Mayor Gottel, Mayor Pro Tem Phillips, Councilmember Davis, Councilmember Pankratz, Councilmember Miller and Councilmember Kilgore

Absent: 1 Deputy Mayor Pro Tem Gallops

- 8B.** Conduct a public hearing and consider approving an ordinance to rezone a 58.83 +/- acre tract of land from Mixed-Use North Shore (MU-NS) zoning district to a Planned Development zoning district with an underlying zoning district of Single Family Residential 5/15 (SF-5) to accommodate both residential and commercial uses on property located on the southeast side of Liberty Grove Road approximately 200 feet east of the intersection of Merritt Road. (PD11-550)

Mayor Gottel read the item into the record.

Staff stated the applicant has requested that this item be tabled until August 21, 2012.

The public hearing opened at 7:55 p.m.

A motion was made by Mayor Pro Tem Phillips, seconded by Councilmember Davis, to table the public hearing and any consideration of this item until August 21, 2012. The motion carried by the following vote:

Ayes: 6 Mayor Gottel, Mayor Pro Tem Phillips, Councilmember Davis, Councilmember Pankratz, Councilmember Miller and Councilmember Kilgore

Absent: 1 Deputy Mayor Pro Tem Gallops

Item 2A followed Item 8B.

TAKE ANY NECESSARY OR APPROPRIATE ACTION ON CLOSED/EXECUTIVE SESSION MATTERS

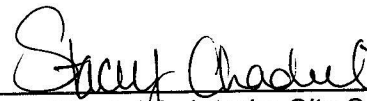
No actions were taken following the Executive Session.

9. ADJOURNMENT

Mayor Gottel adjourned the meeting at 8:59 p.m.



Todd W. Gottel, Mayor



Stacey Chadwick, Interim City Secretary

Date Approved: August 21, 2012